

**City of Warwick Planning Board  
Meeting Minutes  
Wednesday, January 11, 2012**

**Members Present:** John J. Mulhearn Jr., Chairman  
Philip Slocum  
Sue Stenhouse  
Vincent Gambardella  
James Desmarais  
Leah Prata  
Laura Pisaturo  
Cynthia Gerlach  
Thomas Kiernan

**Members Absent:** None

**Also in attendance:** Patricia Reynolds, Business Development Planner  
Lidia Cruz-Abreu, Planning Specialist  
Eric Hindinger, Engineer Project Manager  
Peter Ruggiero, City Solicitor

Chairman Mulhearn called the meeting to order at 6:00 P.M.

The December 2011 meeting minutes were presented for review and approval. A motion was made by Mr. Slocum to approve the December meeting minutes, as presented. The motion was seconded by Ms. Stenhouse. All voted in favor, none opposed, with Ms. Gerlach and Ms. Prata abstaining.

**Public Meeting**

**Minor Subdivision**

**Tarantino Plat**

Location: 19 Baycliff Drive  
Applicant(s): Keith Tarantino  
Cathy Palmisano  
Assessor's Plat: 203  
Assessor's Lot(s): 76, 77, 110, & 111  
Zoning District: A-10 Residential  
Land Area: 20,000 square feet  
Surveyor: Alpha Associates, LTD  
Ward: 9

The applicant requested Final Approval of a Minor Subdivision to subdivide four (4) lots to create two (2) lots; one (1) 10,000 square foot lot with an existing residence having less than required front yard setback and one (1) new 10,000 square foot lot for development.

The application was represented by Harry A. Miller, PLS, Alpha Associates, LTD. Mr. Miller explained that the property had received Preliminary Approval at the December 14, 2011 Planning Board meeting. Mr. Miller explained that the shed had been moved to meet the setback requirements.

Being no further questions, Mr. Mulhearn asked to have the Planning Department's findings and recommendation read into the record.

### **Planning Department Findings**

The Planning Department finds this proposal to be generally consistent with Article 1, "Purposes and General Statements" of the City's Development Review Regulations, and:

1. That the subject property is located at 19 Baycliff Drive and Overlook Drive and is identified as Assessor's Plat: 203, Assessor's Lots: 76, 77, 110, & 111.
2. That the subject property consists of four (4) tax assessor's lots and four (4) record lots totaling 20,000 square feet and is currently zoned Residential A-10.
3. That the applicant proposes to create two (2) lots; one (1) 10,000 square foot lot with an existing dwelling having less than required front yard setback; and one (1) new 10,000 square foot lot for development.
4. That the project received Preliminary Approval from the Planning Board at the December 14, 2011 Meeting.
5. That the proposed development is generally consistent with the Comprehensive Community Plan.
6. That the property will have access to public water.
7. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
8. That the proposed development possesses adequate access to a public street.

### **Planning Department Recommendation**

The Planning Department's recommendation is to grant Final Approval, with the following stipulations:

1. That 19 Baycliff Drive shall be restricted to a three (3) bedroom dwelling, with the current cesspool, per RIDEM Residential System Suitability Determination Approval No. 0135-1944.

2. That the applicant shall plant two (2) new 2.5” caliper street trees for proposed Parcel A and Parcel B, as noted on the Tarantino Plat Preliminary Plan dated September 2011, prior to the issuance of a Certificate of Occupancy. The applicant shall consult with the City’s Landscape Project Coordinator regarding specific location and species.

On the motion of Mr. James Desmarais, seconded by Ms. Sue Stenhouse the Planning Board voted unanimously to formally adopt the Planning Department’s findings and recommendation and to grant Final Approval, with the Planning Department’s recommended stipulations.

**Public Hearing**

**Major Subdivision**

**Arthur Street & Prince Street**

Location: 38 Arthur Street  
Applicant: Greenwich Bay Homes, LLC  
Assessor’s Plat: 290  
Assessor’s Lot(s): 75, 78, & 80  
Zoning District: A-7 Residential  
Land Area: 26,890 square feet  
Surveyor: Peter V. Cipolla, Jr.  
Ward: 2

The applicant requested a combined Preliminary/Final Approval of a Major Subdivision to reconfigure three (3) lots to create three (3) lots; one (1) 12,800 square foot lot with an existing residence having less than required front yard setback and two (2) new 7,055 square foot lots for development each with less than required frontage and lot width.

Mr. K. Joseph Shekarchi, ESQ, represented the applicant GB Homes, LLC. Mr. Shekarchi explained that the project had received Master Plan approval at the October 11, 2011 Planning Board Meeting and that the project received Zoning Board Approval, Petition No. 9937.

Mr. Slocum made a motion to open the public hearings, seconded by Ms. Stenhouse.

Mr. & Mrs. Colvin of 33 Arthur Street spoke in favor of the project.

Being no further testimony, Mr. Phil Slocum made a motion to close the public hearing, seconded by Ms. Stenhouse and Mr. Gambardella.

Mr. Mulhearn asked to have the Planning Department’s findings and recommendation read into the record.

## **Planning Department Findings**

The Planning Department finds this proposal to be generally consistent with Article 1, “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. That the subject property is located at 38 Arthur Street and Prince Street and is identified as Assessor’s Plat: 290, Assessor’s Lots: 75, 78, & 80.
2. That the subject property consists of three (3) tax assessor’s lots totaling 26,890 square feet and is currently zoned Residential A-7.
3. That the applicant proposes to create three (3) lots; one (1) 12,880 square foot lot with an existing dwelling have less than required front yard setback; and two (2) new 7,005 square foot lots for development with less than required frontage and lot width.
4. That the subdivision as proposed is in compliance with the standards and provisions of the City’s Zoning Ordinance, having received Zoning Board of Review Approval, Petition No. 9937, to create two new lots with less than the required frontage and lot width.
5. That the property will have access to public water and sewer.
6. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
7. That the proposed development possesses adequate access to a public street.

## **Planning Department Recommendation**

The Planning Department’s recommendation is to grant a combined Preliminary/Final Approval, with the following stipulations:

1. That one (1) Granite Bound per lot and iron rods at the remaining corners shall be installed at the locations as noted on the Prince Arthur Plat Final Plan, dated December 2011, prior to the recording of the “Record Plat”.
2. That prior to the issuance of a Building Permit, all required elements of the proposed construction (including but not limited to dwelling location, existing and proposed grading, locations of existing and proposed utilities, landscaping, driveway locations, and drainage mitigation measures) shall be submitted and approved by the City’s Engineering Division.
3. That the applicant shall coordinate with the Sewer Authority for connection to Municipal Sewers, as part of the Building Permit process.

4. That the existing and proposed properties shall be connected to Municipal Sewers, prior to the issuance of a Certificate of Occupancy (CO).
5. That the applicant shall coordinate with the Water Division for connection to Municipal Water, as part of the Building Permit process.
6. That the existing trees located along the property line of proposed lots A & B and the existing 5" caliper young Oak Tree located on Prince Street shall be noted on the plan and shall be preserved and protected with drip line tree protection.
7. That the applicant shall plant two (2) new 2-2.5" caliper trees, one (1) located in the southwest corner of proposed Lot B and one (1) located along Prince Street. The applicant shall consult with the City's Landscape Project Coordinator regarding specific location and species.

On the motion of Mr. Slocum, seconded by Ms. Stenhouse, Mr. Desmarais, and Ms. Pisaturo; the Planning Board voted unanimously to formally adopt the Planning Department's findings and recommendation, and to grant a combined Preliminary/Final Approval, with the Planning Department's recommended stipulations.

A motion to close the meeting was made by Ms. Gerlach; seconded by Ms. Pisaturo at 6:15 p.m.